143.0	0006	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 933,400 / 933,400
					USE VALUE: 933,400 / 933,400
					ASSESSED: 933,400 / 933,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		PURITAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASTELLUCCI FRANCIS V
Owner 2:	CASTELLUCCI CHRISTINE W
Owner 3:	
Street 1:	25 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CASTELLUCCI ELVERA/ETAL/TRS -
Owner 2:	C/O ANGELA MCCARRON -
Street 1:	14 ALCOTT STREET
Twn/City:	ACTON
St/Prov:	MA Cntry:
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains 5,369 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 3436 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5369.000	467,500	1,000	464,900	933,400
Total Card	0.123	467,500	1,000	464,900	933,400
Total Parcel	0.123	467,500	1,000	464,900	933,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.64 | /Parcel: 271.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 92946
GIS Ref:
GIS Ref:
Insp Date: 08/05/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	422,600	1000	5,369.	464,900	888,500	888,500	Year End Roll	12/18/2019
2019	101	FV	319,900	1000	5,369.	435,800	756,700	756,700	Year End Roll	1/3/2019
2018	101	FV	329,400	0	5,369.	360,300	689,700	689,700	Year End Roll	12/20/2017
2017	101	FV	329,400	0	5,369.	331,200	660,600	660,600	Year End Roll	1/3/2017
2016	101	FV	329,400	0	5,369.	302,200	631,600	631,600	Year End	1/4/2016
2015	101	FV	311,200	0	5,369.	296,300	607,500	607,500	Year End Roll	12/11/2014
2014	101	FV	311,200	0	5,369.	275,400	586,600	586,600	Year End Roll	12/16/2013
2013	101	FV	311,200	0	5,369.	262,100	573,300	573,300		12/13/2012

!11124!

PRINT

Date	Time
12/11/20	01:19:45

LAST REV

Date	Time
08/06/20	09:06:55

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11124

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASTELLUCCI ELV	34789-245		2/7/2002	Family	381,000	No	No		
CASTELLUCCI ELV	23093-424		4/20/1993		99	No	No		A

USER DEFINED

Prior Id # 1:	92946
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2020	174	Redo Kit	19,300	C				
9/17/2019	1439	Addition	88,000					
9/15/2006	777	Demo gar	500					
3/20/2001	245	Addition	30,000	C				18X24 ADD/1/2 BATH
1/25/2001	36	Alterati	9,000	O				EP TO LIVING AREA-

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2020	Measured	DGM	D Mann
4/20/2018	MEAS&NOTICE	CC	Chris C
2/4/2009	Meas/Inspect	372	PATRIOT
5/17/2002	Permit Visit	PM	Peter M
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1986		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5369		Sq. Ft.	Site		0	80.	1.08	9									464,857						464,900	

Total AC/HA: 0.12326 | Total SF/SM: 5369 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 464,857 | Spl Credit | Total: 464,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09871793
Const Adj.:	0.98990101
Adj $ / SQ:	135.953
Other Features:	122955
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574296
Depreciation:	106819
Depreciated Total:	467477

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

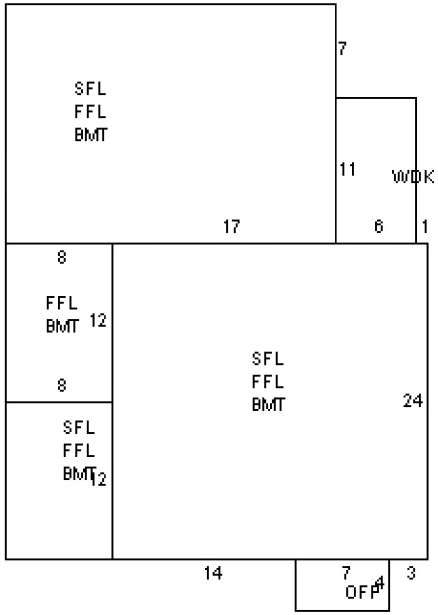
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	M
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.55
Special Features:	0	Val/Su Net:	128.01
Final Total:	467500	Val/Su SzAd	199.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,218	64.650	78,738
FFL	First Floor	1,218	135.950	165,590
SFL	Second Floor	1,122	135.950	152,539
WDK	Deck	66	15.840	1,045
OFP	Open Porch	28	43.560	1,220

Net Sketched Area:	3,652	Total:	399,132
Size Ad	2340	Gross Are	3652	FinArea	3436
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

143.0-0006-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						
19	Patio	D	Y	1	10X35	A	AV	2000	3.32	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000